

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
ALEXANDRIA DIVISION

In re: )  
 )  
EAGLE PROPERTIES AND ) CASE NO. 23-10566-KHK  
INVESTMENTS LLC ) CHAPTER 7  
 )  
Debtor )

**TRUSTEE'S OPERATING REPORT FOR PERIOD OCTOBER 1, 2024 TO**  
**OCTOBER 31, 2024**

H. Jason Gold, Trustee, pursuant to the Court's Order entered April 25, 2024 (ECF 424) submits this Monthly Operating Report for the period commencing October 1, 2024 and ending October 31, 2024. Attached to this report are (1) a detailed report of the disposition of the case and the various rental properties; (2) a detailed statement of rent receipts and management fees and expenses for each property from RealMarkets; and (3) other receipts and expenses incurred by the trustee.

Respectfully submitted,

H. JASON GOLD, TRUSTEE

By Counsel

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By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*



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**Executive Summary  
Asset Management  
Eagle Properties and Investments, LLC  
October 2024**

In October 2024, we continued to maintain the properties while going through the marketing and sale process.

**Transition Management from Chapter 11 to Chapter 7**

We have taken control of all accounts that we need to have control of.

**Insurance Update**

All properties are either insured or, if the insurance company has cancelled the policy due to insurability issues, the secured creditor has been notified so they can put forced placed insurance in place. Please note that State Farm refunds from cancelled policies do not appear on my transaction report. When refunds are received from State Farm, they are made payable to Eagle Properties & Investments and forwarded to the Trustee to deposit.

**Invoices**

To the best of my knowledge, all invoices that need to be paid by the bankruptcy estate are being directed or sent to my attention.

I had an issue with Republic Services continuing to invoice Eagle for trash services at 7180 Jonestown Road, Harrisburg, PA after the services have been cancelled. I'm waiting on a final, adjusted invoice.

I also received three invoices from Edward Bradley for grass mowing. One invoice was for services provided on August 25, 2024 but the invoice wasn't received until October 22, 2024. The second invoice was issued on June 17, 2024 but was inadvertently missed and not paid. The third invoice was for mowing at 7180 Jonestown Road on October 11, 2024. The final grass cutting will be in early November for 7180 Jonestown Road.

I also had an issue with Washington Gas and the issuance of the final gas bill for 449 Lawyers Road, Vienna, VA. The bill was finally received and paid.

**Tenant Issues**

- 15474 Roxbury Road, Glenwood, MD – Special counsel has been approved by the Court to pursue the eviction of the tenant. However, there's an issue with obtaining a rental license first, which is problematic since the home has squatters in it and we have no access. We need to obtain access to get a lead-based paint inspection before a license can

be issued. Trustee and his counsel are exploring other options for obtaining access or seeking a sale option with the non-paying “tenant” in place.

- 6961 Sterling Road, Harrisburg, PA – The lease is due to expire on 11/15/24. The Trustee agreed to a thirty (30) day extension, subject to payment of the rent. I advised the tenant that there will be no more extensions beyond 12/15/24.
- 3012 Dupont Ave, Baltimore, MD – The September 2024 rent for \$650.00 was not received by the Trustee. The transaction was closed on October 3, 2024. Amit Jain was contacted to pay \$692.00 for the September 2024 rent and the pro-rated rent for October 2024. (*Note: The \$692.00 rent check was received by the Trustee on November 8, 2024 and will be reflected as rent collected in the November 2024 report.*)

### **Advanced Funding**

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024
- \$1,187.02 - September 2024
- \$3,327.76 – October 2024 (pending)

We will continue to work closely with the Trustee and his counsel for the required approvals.

Sincerely,

### **Stephen Karbelk**

Team Leader RealMarkets, a CENTURY 21 New Millennium team  
Court Appointed Asset Manager, Eagle Properties and Investments LLC



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**Income and Expense Analysis – October 2024**  
**Eagle Properties and Investments, LLC**

This report is provided for properties that are occupied and rent was received prior to October 31, 2024.

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**6961 Sterling Road, Harrisburg, PA**

**Lender: ABL PRC Residential Credit Acquisition**

Income	October 2024	Payee	Notes
Rent	\$3,900.00	Tenant	
Expenses			
Insurance	\$55.91	State Farm	
Electric	Tenant Responsibility		
Water	\$212.15	PA American Water	
Sewer	\$404.93	Lower Paxton Township	
Landscaping	Tenant Responsibility		
Maintenance	\$262.91	Plumbing Repair	
Other	\$0.00		
Net Proceeds	\$3,459.86		



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**Rent Roll and Receipts – October 2024**  
**Eagle Properties and Investments, LLC**

Property	Scheduled Rent	October 2024 Rent Received	Comments
3012 Dupont Ave, Baltimore, MD	\$650.00	\$0.00	Transaction closed on October 3, 2024. Invoice for \$692.00 sent to A. Jain to pay. This is \$650.00 for October rent and \$42.00 for pro-rated October rent.
6961 Sterling Road, Harrisburg, PA	\$3,900.00	\$3,900.00	Lease extended to December 15, 2024
15474 Roxbury Road, Glenwood, MD	\$4,100.00	\$0.00	Collection attorney engaged, unable to pursue collection and eviction due to lack of county rental license
Totals	<b>\$8,650.00</b>	<b>\$3,900.00</b>	



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**Insurance Schedule – October 2024**  
**Eagle Properties and Investments, LLC**

<b>Property</b>	<b>Insurance Carrier</b>	<b>Status</b>
6961 Sterling Road, Harrisburg, PA	State Farm	Active – 837-5
15474 Roxbury Road, Glenwood, MD	State Farm	Active – 071-21
3012 Dupont, Baltimore, MD	State Farm, Cancelation Notice given	Cancelled, Contract Purchaser placed insurance on property, closing scheduled for 10/3/24
7180 Jonestown Road, Harrisburg, PA	State Farm	Cancelled by State Farm on 7/2/24, Insured by Lender's Insurance, Pending Sale Motion 11/5/24 hearing date

Invoice Ref	Date	Name	Property Address	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property Total
191	6/17/24	Edward Bradley	1010 Lynn Street, SW, Vienna, VA	No	No	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00	\$ 75.00
191	6/17/24	Edward Bradley	1203 Cottage Street, SW, Vienna, VA	No	Yes	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00	\$ 75.00
191	6/17/24	Edward Bradley	1343 Church Street, Hershey, PA	No	Yes	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00	\$ 75.00
187	10/18/24	PA American Water	204 S. Fairville Ave, Harrisburg, PA	No	No	Utilities - Listings (Final Bill)	\$ 81.45	
190	10/22/24	Edward Bradley	204 S. Fairville Ave, Harrisburg, PA	No	No	Property Maintenance - (8.25.24) - Grass Cutting	\$ 75.00	
191	6/17/24	Edward Bradley	204 S. Fairville Ave, Harrisburg, PA	No	No	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00	
193	10/14/24	State Farm	204 S. Fairville Ave, Harrisburg, PA	No	No	Property Insurance	\$ 41.43	\$ 272.88
191	6/17/24	Edward Bradley	249 Berkstone Drive, Harrisburg, PA	No	No	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00	
193	10/14/24	State Farm	249 Berkstone Drive, Harrisburg, PA	No	No	Property Insurance	\$ 41.43	\$ 116.43
184	10/12/24	Washington Gas	449 Lawyers Road, Vienna, VA	No	Yes	Utilities - Listings (Final Bill)	\$ 214.41	\$ 214.41
183	10/1/24	PA American Water	6958 New Oxford Road, Harrisburg, PA	No	No	Utilities - Listings (Final Bill)	\$ 28.74	
190	10/22/24	Edward Bradley	6958 New Oxford Road, Harrisburg, PA	No	No	Property Maintenance - (8.25.24) - Grass Cutting	\$ 75.00	
191	6/17/24	Edward Bradley	6958 New Oxford Road, Harrisburg, PA	No	No	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00	
193	10/14/24	State Farm	6958 New Oxford Road, Harrisburg, PA	No	No	Property Insurance	\$ 41.43	\$ 220.17
185	10/12/24	PA American Water	6961 Sterling Road, Harrisburg, PA	No	No	Utilities - Listings (8.21.24 to 9.20.24)	\$ 227.17	
186	10/12/24	Lower Paxton Township	6961 Sterling Road, Harrisburg, PA	Yes	No	Utilities - Listings (7.1.24 to 9.30.24 plus past due balance of \$158 from prior quarter)	\$ 404.93	
189	10/31/24	PA American Water	6961 Sterling Road, Harrisburg, PA	Yes	No	Utilities - Listings (9.21.24 to 10.18.24)	\$ 212.15	

192	10/31/24	G.F. Bowman	6961 Sterling Road, Harrisburg, PA	Yes	No	Property Maintenance - Repair leaking toilet	\$ 262.91		
193	10/14/24	State Farm	6961 Sterling Road, Harrisburg, PA	Yes	No	Property Insurance	\$ 55.91	\$ 1,163.07	
191	10/25/24	Edward Bradley	7180 Jonestown Road, Harrisburg, PA	No	No	Property Maintenance - 10.11.24	\$ 100.00		
188	10/25/24	PPL Electric Utilities	7180 Jonestown Road, Harrisburg, PA	No	No	Utilities - Listings (9.13.24 to 10.14.24)	\$ 32.33		
190	10/22/24	Edward Bradley	7180 Jonestown Road, Harrisburg, PA	No	No	Property Maintenance - 8.25.24 (Grass Cutting)	\$ 75.00		
191	6/17/24	Edward Bradley	7180 Jonestown Road, Harrisburg, PA	No	No	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00	\$ 282.33	
190	10/22/24	Edward Bradley	7213 Linglestown Road, Harrisburg, PA	No	No	Property Maintenance - 8.25.24 (Grass Cutting)	\$ 75.00		
191	6/17/24	Edward Bradley	7213 Linglestown Road, Harrisburg, PA	No	No	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00		
193	10/14/24	State Farm	7213 Linglestown Road, Harrisburg, PA	No	No	Property Insurance	\$ 184.25	\$ 334.25	
190	10/22/24	Edward Bradley	7616 Grove Ave, Harrisburg, PA	No	Yes	Property Maintenance - 8.25.24 (Grass Cutting)	\$ 75.00		
191	6/17/24	Edward Bradley	7616 Grove Ave, Harrisburg, PA	No	Yes	Property Maintenance - (6.17.24) - Grass Cutting	\$ 75.00	\$ 150.00	
ACH	9/25/24	State Farm	15474 Roxbury Road, Glenwood, MD	No	No	September 2024 Insurance	\$ 87.75		
ACH	10/25/24	State Farm	15474 Roxbury Road, Glenwood, MD	No	No	October 2024 Insurance	\$ 87.75	\$ 175.50	
ACH	9/25/24	State Farm	202 N. Port Street, Baltimore, MD	No	No	September 2024 Insurance	\$ 86.91		
ACH	10/25/24	State Farm	202 N. Port Street, Baltimore, MD	No	No	October 2024 Insurance	\$ 86.81	\$ 173.72	
						Total Due RealMarkets		\$ 3,327.76	